

<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: R-8, single family residential
<b>LOCATION</b>	Approximately 6.76 acres located on the west side of Baltimore Avenue and on both sides of Miller Street and Chicago Avenue.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone an area developed predominantly with single family uses from multi-family to single family. This is a corrective rezoning in accordance with the <i>New Bern Transit Station Area Plan</i> .
<b>Property Owner Petitioner Agent/Representative</b>	Numerous. See application on line. Charlotte-Mecklenburg Planning Commission N/A
<b>Community Meeting</b>	Meeting not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 3-4 to recommend approval of this petition. As result the motion was defeated and the Zoning Committee's recommendation is to <b>DENY</b> the petition.
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<b>VOTE</b>	Motion/Second (to approve): Allen/Walker Yeas: Randolph, Simmons, and Walker Nays: Allen, Dodson, Griffith, and Rosenburgh Absent: None Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	The Zoning Committee discussed whether the property owners were fully aware of the implications of the rezoning, if this is a neighborhood that has long term viability, if higher density residential may be more appropriate and ultimately the concept of corrective rezoning in general.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Newbern Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Randolph seconded by Commissioner Allen).
<b>STAFF OPINION</b>	Staff disagrees with the recommendation of the Zoning Committee. The proposed rezoning is part of the implementation portion of the <i>Newbern Transit Station Area Plan</i> , which was adopted by City Council in 2008.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - This is a conventional petition with no associated site plan.
- **Public Plans and Policies**

- The *New Bern Transit Station Area Plan* (2008) recommends single family residential for this location. The implementation section of the plan identified this area for a corrective rezoning.
  - This petition is consistent with the *New Bern Transit Station Area Plan*.
  - **STAFF RECOMMENDATION (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Neighborhood and Business Services:** No issues.
  - **Schools:** No comments received.
  - **Park and Recreation:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** No site plan associated with the conventional district request.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Storm Water Review

**Planner:** Tammie Keplinger (704) 336-5967